

1 BILL NO. R-85-11- 58

2 DECLARATORY RESOLUTION NO. R-144-85

3 A DECLARATORY RESOLUTION designating
4 an "Economic Revitalization Area"
under I.C. 6-1.1-12.1.

5 WHEREAS, Petitioner has duly filed its petition dated
6 November 18, 1985, to have the following described property desig-
7 nated and declared an "Economic Revitalization Area" under Divi-
8 sion 6, Article II, Chapter 2 of the Municipal Code of the City
9 of Fort Wayne, Indiana, of 1974, as amended, and I.C. 6-1.1-12.1,
10 to-wit:

11 Part of Block 34, Interstate Industrial
12 Park, Section "H", an Addition to the
13 City of Fort Wayne, Indiana, more parti-
14 cularly described as follows, to-wit:

15 Beginning on the North line of said
16 Block 34 at a point situated 300.0 feet
17 North 90 degrees 00 minutes West (deed
18 bearing) from the Northeast corner of
19 said Block 34; thence North 90 degrees
20 00 minutes West, on and along said
21 North line, being also the South right-
22 of-way line of Research Drive, a distance
23 of 229.3 feet; thence South 00 degrees
00 minutes West and parallel to the East
line of said Block 34, a distance of
400.0 feet to a point on the South line
of said Block 34; thence South 90 degrees
00 minutes East, on and along said South
line, a distance of 229.3 feet; thence
North 00 degrees 00 minutes East and
parallel to the East line of said Block
34, a distance of 400.0 feet to the
point of beginning;

24 said property more commonly known as Research Drive, Interstate
25 Industrial Park, Fort Wayne, Indiana;

26 WHEREAS, it appears that said petition should be pro-
27 cessed to final determination in accordance with the provisions
28 of said Division 6.

29 NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL
30 OF THE CITY OF FORT WAYNE, INDIANA:

31 SECTION 1. That, subject to the requirements of Section
32 4, below, the property hereinabove described is hereby designated

1 Page Two

2 and declared an "Economic Revitalization Area" under I.C. 6-1.1-
3 12.1. Said designation shall begin upon the effective date of
4 the Confirming Resolution referred to in Section 3 of this Resolu-
5 tion and shall continue for one (1) year thereafter. Said desig-
6 nation shall terminate at the end of that one-year period.

7 SECTION 2. That upon adoption of this Resolution:

- 8 (a) Said Resolution shall be filed with the Allen
9 County Assessor;
- 10 (b) Said Resolution shall be referred to the Committee
11 on Finance and shall also be referred to the De-
12 partment of Economic Development requesting a re-
13 commendation from said department concerning the
14 advisability of designating the above designated
15 area an "Economic Revitalization Area";
- 16 (c) Common Council shall publish notice in accordance
17 with I.C. 5-3-1 of the adoption and substance of
18 this Resolution and setting this designation as an
19 "Economic Revitalization Area" for public hearing;
- 20 (d) If this Resolution involves an area that has al-
21 ready been designated an allocation area under
22 I.C. 36-7-14-39, then the Resolution shall be re-
23 ferred to the Fort Wayne Redevelopment Commission
24 and said designation as an "Economic Revitalization
25 Area" shall not be finally approved unless said
26 Commission adopts a resolution approving the peti-
27 tion.

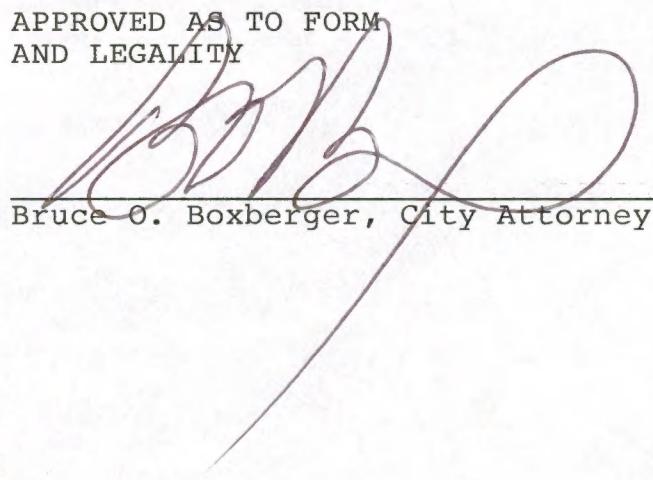
28 SECTION 3. That this Resolution shall be subject to
29 being confirmed, modified and confirmed or rescinded after public
30 hearing and receipt by Common Council of the above described re-
31 commendations and resolution, if applicable.

1 Page Three

2 SECTION 4. That this Resolution shall be in full force
3 and effect from and after its passage and any and all necessary
4 approval by the Mayor.

5 
6 Councilmember

7 APPROVED AS TO FORM
8 AND LEGALITY

9 
10 Bruce O. Boxberger, City Attorney

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Read the first time in full and on motion by _____, seconded by _____, and duly adopted, read the second time by title and referred to the Committee _____ (and the City Plan Commission for recommendation) and Public Hearing to be held after due legal notice, at the Council Chambers, City-County Building, Fort Wayne Indiana, on _____, the _____ day of _____, 19_____, at _____ o'clock _____.M., E.S.

DATE: _____

SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by Eisbart, seconded by Stier, and duly adopted, placed on its passage. PASSED (LOST) by the following vote:

	AYES	NAYS	ABSTAINED	ABSENT	TO-WIT:
<u>TOTAL VOTES</u>	<u>9</u>	—	—	—	—
<u>BRADBURY</u>	<u>✓</u>	—	—	—	—
<u>BURNS</u>	<u>✓</u>	—	—	—	—
<u>EISBART</u>	<u>✓</u>	—	—	—	—
<u>GiaQUINTA</u>	<u>✓</u>	—	—	—	—
<u>HENRY</u>	<u>✓</u>	—	—	—	—
<u>REDD</u>	<u>✓</u>	—	—	—	—
<u>SCHMIDT</u>	<u>✓</u>	—	—	—	—
<u>STIER</u>	—	—	—	—	—
<u>TALARICO</u>	<u>✓</u>	—	—	—	—

DATE: 11-26-85

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as (ANNEXATION) (APPROPRIATION) (GENERAL)
(SPECIAL) (ZONING MAP) ORDINANCE (RESOLUTION) NO. B-144-85
on the 26th day of November, 1985,

ATTEST:

Sandra E. Kennedy

SANDRA E. KENNEDY, CITY CLERK

(SEAL)

Mark E. GiaQuinta

PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana,
on the 27th day of November, 1985,
at the hour of 1:00 o'clock P. .M., E.S.T.

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 5th day of December,
1985, at the hour of 3:30 o'clock P. .M., E.S.T.

WIN MOSES, JR.
WIN MOSES, JR., MAYOR

APPLICATION FOR DESIGNATION
AS AN ECONOMIC REVITALIZATION AREA
-REAL ESTATE TAX ABATEMENT-

This application is to be completed and signed by the owner of the property where development or rehabilitation is to occur. The City of Fort Wayne, Indiana, reviews this application for designation as an "Economic Revitalization Area" in regards to its responsibility under Public Law 69, enacted by the General Assembly of the State of Indiana in 1977; and all subsequent amendments made by the General Assembly thereafter.

12. Current Zoning I-2

13. Variance Granted (if any) _____

14. Current Use of Property

a. How is property presently used? Unimproved, vacant real estate.

b. What Structure(s) (if any) are on the property? None.

b. What is the condition of this structure/these structures? N/A

15. Current Assessed Value of Real Estate _____

a. Land \$6,800.00

b. Improvements -0-

16. Amount of Total Property Taxes Owed During the Immediate Past Year

\$530.02

17. Description of Proposed Improvements to the Real Estate

1,500 square foot warehouse and distribution facility with offices.

18. Development Time Frame

a. When will physical aspects of development or rehabilitation begin?

Immediately.

b. When is completion expected? March, 1986.

19. Cost of Project (not including land costs) \$520,000.00

20. Permanent Jobs Resulting from Completed Project

a. How many permanent jobs will be employed at or in connection with the project after it is completed? 8

b. What is the nature of those jobs? Truck drivers, sales personnel, secretaries, cashiers, laborers.

c. Anticipated time frame for reaching employment level stated above?

Immediately.

21. Additional municipal services necessitated by installation of new manufacturing equipment (e.g. enlargement of sewer, etc.) None.

22. Undesirability for Normal Development

What evidence can be provided that the project property is located in an area "which has become undesirable for, or impossible of, normal development and occupancy because of a lack of age, development, cessation of growth, deterioration of improvements or character of occupancy, obsolescence substandard buildings or other factors which have impaired values or prevent a normal development of property or use of property"?

The Interstate Industrial Park has experienced lack of development in recent years. This has also been one of the slower growth areas in Fort Wayne.

23. How will the proposed designation further the economic development objectives of the City of Fort Wayne?

The project will create new jobs, increase the payroll tax, and add to the property tax base.

24. Instrument Number of Commitments or Covenants Enforceably by the City of Fort Wayne or Allen County (if any). Provide brief description of same, or a copy thereof.

N/A

25. Zoning Restrictions

Will this project require a rezoning, variance, or approval before construction is initiated?

Yes _____

No X

26. Financing on Project

What is the status of financing connected with this project? The applicant has reached an agreement with

Fort Wayne National Bank pursuant to which the Bank

will purchase the entire principal amount of the

\$570,000 Economic Development Bond to be issued for

purposes of financing this project.

I hereby certify that the information and representation
on this Application are true and complete.

POLL PROPERTIES

By:

Richard W. Poll
Signature (s) of Owners
Richard W. Poll

11/18/85

Date

Mark H. Hall

Information Below to be filled in by Department of Economic
Development:

Date Application Received:

Date Application Forwarded to Law Dept.:

Date of Legal Notice Publication:

Date of Public Hearing:

Approved or Denied? Date:

Allocation Area:

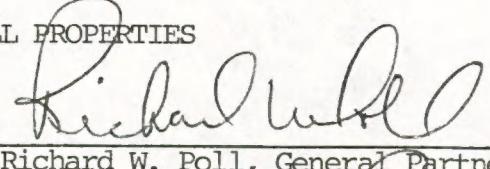
ADDENDUM TO APPLICATION FOR DESIGNATION
AS AN ECONOMIC REVITALIZATION AREA
-REAL ESTATE TAX ABATEMENT-

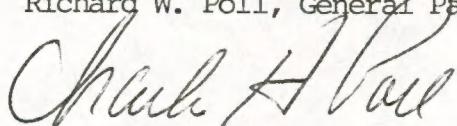
Part of Block 34, Interstate Industrial Park, Section "H", an Addition to the City of Fort Wayne, Indiana, more particularly described as follows, to-wit:

Beginning on the North line of said Block 34 at a point situated 300.0 feet North 90 degrees 00 minutes West (deed bearing) from the Northeast corner of said Block 34; thence North 90 degrees 00 minutes West, on and along said North line, being also the South right-of-way line of Research Drive, a distance of 229.3 feet; thence South 00 degrees 00 minutes West and parallel to the East line of said Block 34, a distance of 400.0 feet to a point on the South line of said Block 34; thence South 90 degrees 00 minutes East, on and along said South line, a distance of 229.3 feet; thence North 00 degrees 00 minutes East and parallel to the East line of said Block 34, a distance of 400.0 feet to the point of beginning.

POLL PROPERTIES

By:


Richard W. Poll, General Partner



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Admn. Appr. _____

DIGEST SHEET

TITLE OF ORDINANCE Declaratory Resolution 03-85-11-58

DEPARTMENT REQUESTING ORDINANCE Economic Development

SYNOPSIS OF ORDINANCE A Declaratory Resolution designating an "Economic Revitalization Area" under I.C. 6-1.1-12.1. (Poll Properties; Research Drive, Interstate Industrial Park)

EFFECT OF PASSAGE A 1,500 square foot warehouse and distribution facility with offices will be constructed on unimproved, vacant real estate, creating new jobs, increasing the payroll tax, and adding to the property tax base of the City.

EFFECT OF NON-PASSAGE Opposite of the above.

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS) \$520,000.00

ASSIGNED TO COMMITTEE (PRESIDENT) _____

BILL NO. R-85-11-58

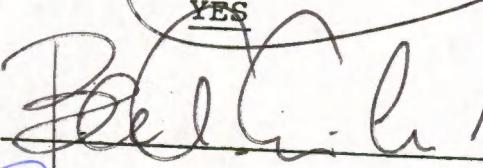
REPORT OF THE COMMITTEE ON FINANCE

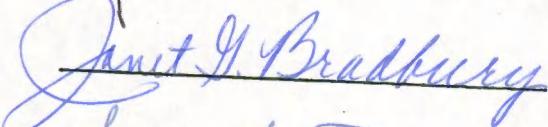
WE, YOUR COMMITTEE ON FINANCE TO WHOM WAS
REFERRED AN ORDINANCE (RESOLUTION) designating an "Economic
Revitalization Area" under I.C. 6-1.1-12.1

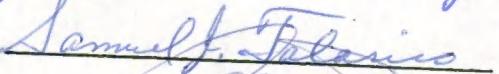
HAVE HAD SAID ORDINANCE (RESOLUTION) UNDER CONSIDERATION AND BEG
LEAVE TO REPORT BACK TO THE COMMON COUNCIL THAT SAID ORDINANCE
(RESOLUTION) DO PASS DO NOT PASS WITHDRAWN

YES

NO


BEN A. EISBART
CHAIRMAN


JANET G. BRADBURY
VICE CHAIRWOMAN


SAMUEL J. TALARICO


THOMAS C. HENRY


JAMES S. STIER

CONCURRED IN

11-26-85

SANDRA E. KENNEDY
CITY CLERK